



Stafford

BOROUGH COUNCIL

Government Policy Changes 2015
Landlord Forum
10 December

Housing in the Headlines

Fergus Wilson, Britain's most iconic buy-to-let investor, sells up all 900 houses for £250m

Soaring house prices force workers into longer commutes

Mortgage lending back to pre-crash levels as house prices soar

[First-time buyers to get 20 per cent discount on starter homes](#)

Soaring housing values leave inflation rises in their wake

Starter homes allowed on green belt

Osborne finds billions to help workers on to housing ladder

Cheap countryside homes to be built for first-time buyers

Housing experts rue Osborne's autumn statement stamp duty move

Housing and Planning Bill 2015

- Right to buy extended to Housing Association tenants
- Development of 200,000 Starter Homes for first time buyers aged under 40
- LA duty to promote Starter Homes – requirement of planning permission
- Starter homes sold without restrictions after 5 years

Housing and Planning Bill 2015

- Pay to Stay
- Automatic granting of planning consent – with authority to agree details
- Duty to provide land for self / custom builders

Housing and Planning Bill 2015

- Measures to tackle rogue landlords in the private rented sector
 - Local authorities can apply for a banning order to prevent a particular landlord / letting agent from continuing to operate where they have committed certain housing offences;
 - Creating a national database of rogue landlords / letting agents;
 - Allowing tenants or authorities to apply for a rent repayment order where a landlord has committed certain offences

Housing and Planning Bill 2015

- Private landlords to regain possession of abandoned property without a court order

Universal Credit Changes

- Restricting the housing benefit element of UC for 18-21 year olds from April 2017
- Exemptions for vulnerable groups or those in employment or training

Welfare Reform and Work Bill 2015

- Social Housing Rent reduction 1% per annum for 4 years (16/17 - 19/20)
- Benefit cap - £20,000 per year for a family, £13,400 for a single person

Immigration Bill 2015

- New criminal offence for landlords / letting agents who repeatedly fail to check right to rent status of tenants or fail to remove illegal tenants from their property
- Easier for private landlords to evict illegal migrant tenants

Other changes.....

- Increase in shared ownership properties through HCA grant
- 135,000 Help to Buy Shared Ownership homes will be developed for those earning less than £80,000 outside London
- 10,000 homes at affordable rent for 5 years while a tenant saves to buy
- Conversion of vacant social rented houses to different tenures
- New rate of stamp duty on all second homes, including buy to let homes

Other changes.....

- Review of lifetime tenancies in the social sector
- New entrants to the social sector only get the LHA level – under 35s entitled to shared room rate
- Housing benefit no longer paid to people who have left the country for more than a month
- Benefits frozen to 2020
- Review of social housing nominations from local authorities

Impact on Housing Associations

- Huge hole in business plans – 1% rent cut / Right to Buy
- Few opportunities to build or buy social rent properties
- Likely to adapt to new environment – build for market sale? Increase shared ownership?

Impact on Landlords / Tenants: Summary

- Likely more demand for private rented housing
- Very youngest (18-21) unlikely to be able to access benefits to pay for housing
- Restriction in benefits – will people be able to pay as much? Will there be greater demand for shared houses / renting a room?